

GARRICK THEATER CONTRACT IS LET.

Calls for Completion in Five Months After Tenants Vacate on March 15.

CITY BUILDING PICKS UP.

Per Cent of Increase in Construction Work at Buffalo Following Exposition Bodes Good for St. Louis.

The contract to build the new Garrick Theater, which is to occupy the present site of the Phipps Hotel on Chestnut street opposite the Laclede Hotel, has been awarded to the Thompson-Streeter Company of New York and Chicago.

Contracts for construction were signed by the Thompson-Streeter Company with Architect W. Albert Sweeney, who represents the Garrick Building Company, last week. Wrecking of the present building is expected to commence upon vacation by tenants not later than March 15. The contract calls for completion within five months after removal of the present building.

The theater will probably be ready to turn over to Schubert Bros. of New York, the lessees, early in September. Weber & Fields are expected to open the house. Attractions under the management of the Schuberts, David Belasco and others independent of the syndicate are to play at the Garrick.

FOUR MODERN RESIDENCES.
The Fair Building Company has purchased, through J. I. Eyster, 30 feet on McPherson avenue, east of Lake avenue, upon which they will commence the erection of four modern residences, to cost \$14,000 each.

Aple & Hemmelsmann are completing the last of a row of twelve nine and ten room modern brick residences on Halliday avenue, between Grand and Arkansas avenues. J. I. Epstein has contracted for the construction of two houses on the north side of West Kansas avenue, east of Grand avenue, and eight flats on Easton avenue, between Clara and Delaware avenues. Residences to cost \$2,500 each, on West Pine boulevard, east of Boyle avenue, have also been contracted for.

Plans for the erection of a five-story hotel on the Bierman property at Adams and Harrison avenues, have been declared off. Inability to secure release of certain deeds of trust held on the ground was responsible.

Also, Fischer has under construction a \$20,000 Colonial residence on Lindell avenue, west of King's highway; also a \$10,000 modern house on north side of Cabanne avenue, between Academy and Clarendon avenues, and five stores and flats on the north side of Easton avenue, east of King's highway, to cost \$30,000.

INCREASE IN PERMITS.

Building permits for the last week have shown a noticeable increase in the number of flats and small houses, and the first drop of consequence in the present cost of labor and material is expected to bring about a great deal of this class of building.

Although prices continue about the same as heretofore, many contractors anticipate a drop in the price of materials, and painters and plumbers at the end of the Fair week. They are slowing down their work to figure more closely on work where this class of labor will not be required.

Building permits for January in twenty-one of the principal cities of the United States showed a decrease of 21 per cent over the same period last year. St. Louis, however, is one of the eight cities in which gain, which is 46 per cent.

Indianapolis ranked first with 406 per cent increase. Buffalo follows with a 34 per cent increase. Buffalo's showing on the face of the recent exposition held there, is considered a harbinger of building confidence to be expected in St. Louis after the Fair.

DENMARK'S COMMISSIONER LEASES WORLD'S FAIR HOME

William Arup, Commissioner General from Denmark to the World's Fair, has secured a lease on the nine-room dwelling on the corner of Joseph and Sutter avenues, near Hillside Station, for the World's Fair period.

The deal was closed yesterday by the Greer-Anderson Manufacturing Company, which company was asked to lease the Commissioner in close proximity to the World's Fair grounds. The lease is for a period of one year.

DOWNTOWN PROPERTY SOARING.

Big Advances in Rents Asked on Many New Leases.
The Mississippi Valley Realty Company has renewed leases on the Monro Hotel property, on Sixth street, between Pine and Olive streets, at increased rentals averaging nearly 50 per cent.

Philip W. Smith retains the hotel and Milford's restaurant. A jewelry store and hardware shop with counting room and ground floor stores. The leases are for three years, the owners of the property intend to acquire the property in the near future.

Leases in the downtown district, as a general rule, are being made at a big advance being made about the rental of a few years ago is being asked for new leases.

REAL ESTATE TRUST CHANGES.

Syrett Goes to Mississippi Valley Trust Company.
A. W. Syrett, manager of the Southampton building department of the Mercantile Trust Company for the last two years, has accepted a position with the real estate department of the Mississippi Valley Trust Company. He will have charge of the salesmen and subdivision department, which will be considerably increased in size and scope.

Mr. Syrett is from Chicago, where he was connected with many of the subdivision deals of the Windy City. C. J. Buckle succeeds him at the Southampton building department. Mr. Buckle has been in the employ of Browning, King & Co. as an agent and has been in the same neighborhood, which position he resigned two years ago to enter the real estate business. With George J. Wanzel, he will have a wider scope for his ability as a salesman, it is said.

GREER-ANDERSON REALTY COMPANY.

The Greer-Anderson Realty Company report the following transactions:

Park place, west of Tamm avenue, for \$300. The present owner has plans prepared for a two-story temporary hotel to contain guests, and will commence building at once.

AGENTS' REPORTS.

Nichols-Ritter R. & F. Co.
Nichols-Ritter Realty and Financial Company reports the following sales:
Sold to Doctor Herbert W. Knapp for account of Mrs. Isabella S. McCosh, the nine-room stone-front house, No. 2225 Lexington avenue, with lot, for \$12,500. This house was formerly the home and office of Doctor McCosh. Doctor Knapp purchased with the intention of making his home and office. He will take possession in the course of a few weeks.

Also sold to Abbe Heit, the double-flat building, Nos. 2122 and 2124 Biddle street, lot 10, 10x20 feet, for account of A. N. Craig, for \$8,000. This property, with lots for \$40 a month, was purchased by Craig for an investment.

Sold for account of Grace & Son to a client, property at Nos. 1129-1131 North Eleventh street.

Also sold to H. B. Cooke of the North American Investment Company, for account of E. A. Rose, the two-story house, No. 2081 Plymouth avenue, with lot, for \$10,250. The house sold for \$10,250. The house sold for \$10,250.

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of four rooms each, renting for \$62 a year, with lot fronting 30 feet on Penn street, was sold for \$4,500, from Sarah Jane and Henry Krupp, who bought for investment.

A lot fronting 50 feet on north line of Chicago street, between 11th and 12th streets, corner of Louisiana avenue, from Smith P. Galt to Ernest Petzold for \$1,625. The purchaser will erect a corner with a fine stone building.

Also sold the one-story and basement brick house, No. 2225 Lexington avenue, from Edward Charles to Charles E. Guller for \$2,500. The purchaser will erect a corner with a fine stone building.

A lot fronting 45 feet on the east line of Main street, between Angelina street and Eleventh avenue, was sold from the Wilson Land and Improvement Company to H. C. Hermann for \$5,000. The Mercantile Trust Company represented the seller.

Henry Hicmenz Realty Company.

The Henry Hicmenz Realty Company reports as follows:

A ninety-nine-year lease was placed upon record last week for the property on the northwest corner of 11th and North Main streets, from Mrs. Helen Bayer, who was represented by F. A. Rosenbaum and the Henry Hicmenz Realty Company.

This property was acquired by the Pelletier Water Bath Company. The company has built a bath house on the property, and is now operating it. The property is located on the corner of 11th and North Main streets, between Angelina street and Eleventh avenue.

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